

**City of Greensboro Planning Department
Zoning Staff Report
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: 4607 – 4710 Tower Road

Applicant: Terri Burkart, Gary E. Burkart, and Eugene F. Burkart Trust
Owner: Terri Burkart, Gary E. Burkart, and Eugene F. Burkart Trust

From: RS-12
To: CD-RM-5

- Conditions:**
- 1) Townhomes designed for sale and related uses (e.g., homeowner amenities).
 - 2) Townhomes will be constructed substantially of brick, masonry, wood, and/or stone.
 - 3) Access limited to 1 curb cut on Tower Road.

SITE INFORMATION	
Maximum Developable Units	27
Net Density	4.83 dwelling units per acre
Existing Land Use	Undeveloped
Acreage	5.58
Physical Characteristics	<i>Topography:</i> Steep slope forms stream bed along western portion of property <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Primarily Low Residential with a portion designated High Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	RS-12
<i>South</i>	Chapel Watch Townhomes / Tower Glen Townhomes	RM-12 / RM-5
<i>East</i>	Single Family Residential	RS-12
<i>West</i>	Single Family Residential	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-5 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Tower Road – Collector Street.
Site Access	A maximum of one access point will be approved by GDOT. Access point shall meet all City of Greensboro Driveway Standards per Ordinance.
Traffic Counts	Tower Road ADT = 4000.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo
Floodplains	N/A
Streams	Perennial stream located along western property line. A 50' buffer is required for the stream. Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% with no occupied structures allowed
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
South	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
East	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
West	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Staff has serious concerns about multifamily development of this site as proposed. Due to the layout, topography and shape of the site, staff feels that it is just too narrow to allow a design with appropriate setbacks that would be compatible with existing adjacent single family homes.

This proposal would create an isolated district unrelated to adjacent land use. City Council has denied a similar type of project on Freeman Mill Road recently that featured the same kind of issues, especially wedging in multifamily units between established single family homes. This proposal is not compatible with the character of the neighborhood.

Perhaps if adjacent vacant land to the west (i.e. the rear portions of the deep lots fronting on Muirs Chapel Road plus the church parking lot) was acquired and incorporated with the subject property, this might result in sufficient area where a better development configuration featuring substantial buffers could be achieved.

GDOT: No additional comment.

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends that this request be denied.